

## \$449,998 - 7505 Observer Lane, Edmonton

MLS® #E4447347

**\$449,998**

1 Bedroom, 1.50 Bathroom, 902 sqft

Single Family on 0.00 Acres

Blatchford Area, Edmonton, AB

Welcome to the Bungalows at Blatchford. This brand new townhouse unit the "Fernie" Built by StreetSide Developments and is located in one of Edmonton's best and upcoming areas of Blatchford!!! With just over 900 square Feet, front and back yard is landscaped, fully fenced and a double detached garage, this opportunity is perfect for a retired couple. This bungalow comes complete with upgraded Vinyl plank flooring throughout the great room and the kitchen. Highlighted in your new kitchen are upgraded cabinets, upgraded counter tops and a tile back splash. This home has a large primary suite with a 4 piece ensuite and a den perfect for a home office or a spare bedroom. This home has an unspoiled basement ready for future development or extra storage. These bungalows have NO CONDO FEES and also front onto the pond. This home is now move in ready !

Built in 2025

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4447347  |
| Price      | \$449,998 |
| Bedrooms   | 1         |
| Bathrooms  | 1.50      |
| Full Baths | 1         |



|                |                      |
|----------------|----------------------|
| Half Baths     | 1                    |
| Square Footage | 902                  |
| Acres          | 0.00                 |
| Year Built     | 2025                 |
| Type           | Single Family        |
| Sub-Type       | Residential Attached |
| Style          | Bungalow             |
| Status         | Active               |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 7505 Observer Lane |
| Area        | Edmonton           |
| Subdivision | Blatchford Area    |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T5G 2S5            |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Detached |

### Interior

|                   |                               |
|-------------------|-------------------------------|
| Interior Features | ensuite bathroom              |
| Appliances        | Garage Control, Garage Opener |
| Heating           | Heat Pump, Geo Thermal        |
| Stories           | 1                             |
| Has Basement      | Yes                           |
| Basement          | Full, Unfinished              |

### Exterior

|                   |                                                                                                                                                                        |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                                                                                     |
| Exterior Features | Airport Nearby, Landscaped, Low Maintenance Landscape, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Vegetable Garden, See Remarks |
| Roof              | Asphalt Shingles                                                                                                                                                       |
| Construction      | Wood, Stone, Vinyl                                                                                                                                                     |
| Foundation        | Concrete Perimeter                                                                                                                                                     |

### Additional Information

Date Listed July 10th, 2025

Days on Market 126

Zoning Zone 08

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